

MAPLE WOODS
PRELIMINARY COMPREHENSIVE PERMIT PLANS

(TO ACCOMPANY A COMPREHENSIVE PERMIT APPLICATION)

FOR

62 MAPLE STREET

LOCATED IN

WENHAM, MASSACHUSETTS

DATE: OCTOBER 7, 2014

APPLICANT:

MAPLE WOODS HOUSING, LLC
283 ELLIOTT STREET P.O. BOX 507
BEVERLY, MA 01915

OWNER:

ROBERT N. BURNETT, TRS
CEDAR REALITY TRUST
62 MAPLE STREET
WENHAM, MA 01984

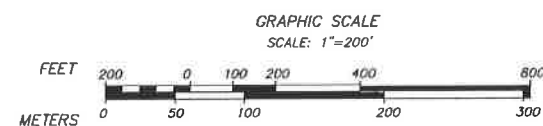
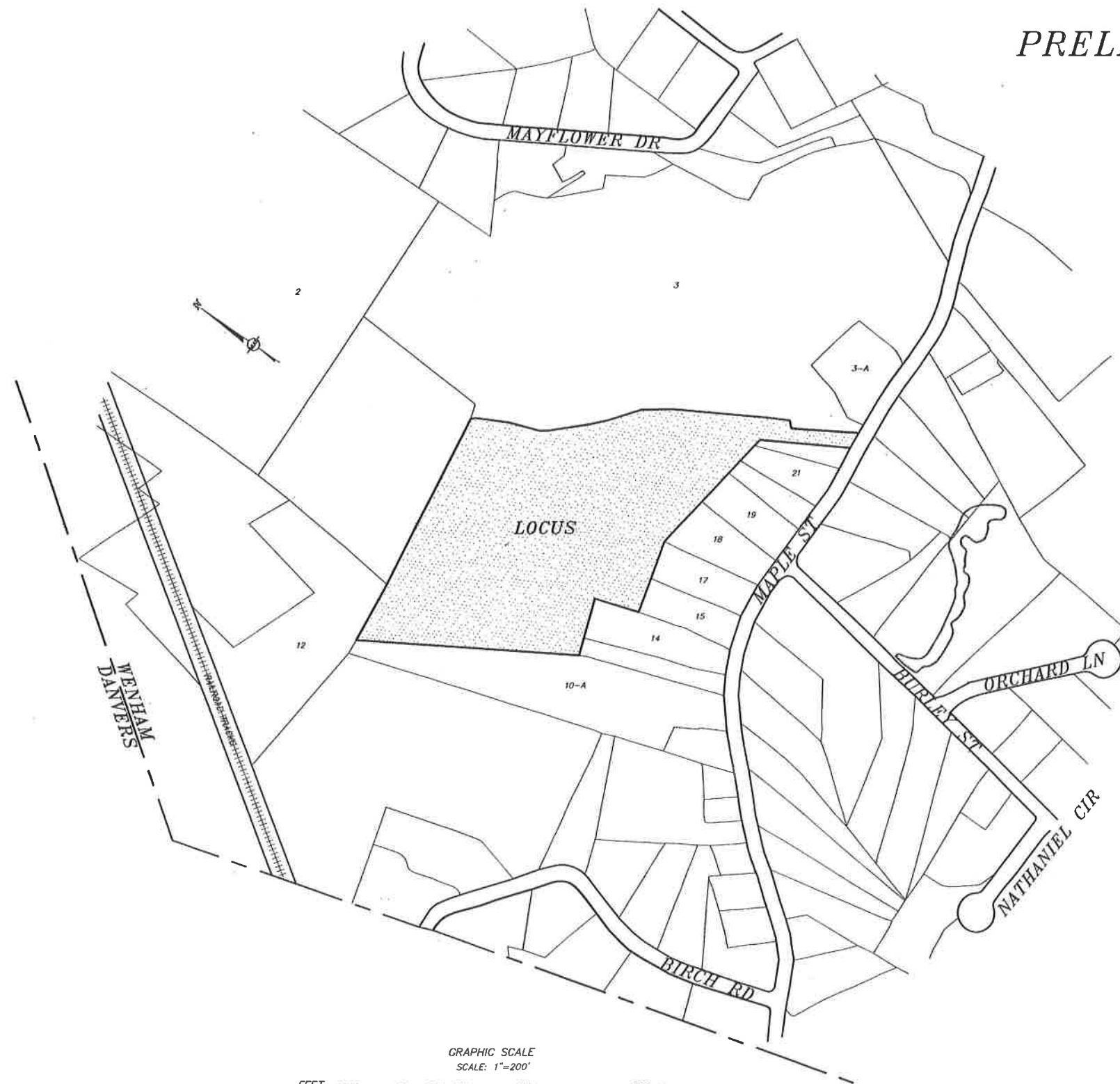
PREPARED BY:

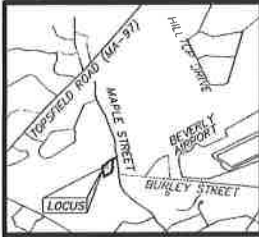
 MERIDIAN
ASSOCIATES

500 CUMMINGS CENTER, SUITE 2950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

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SHEET 4	PERMIT UTILITY PLAN





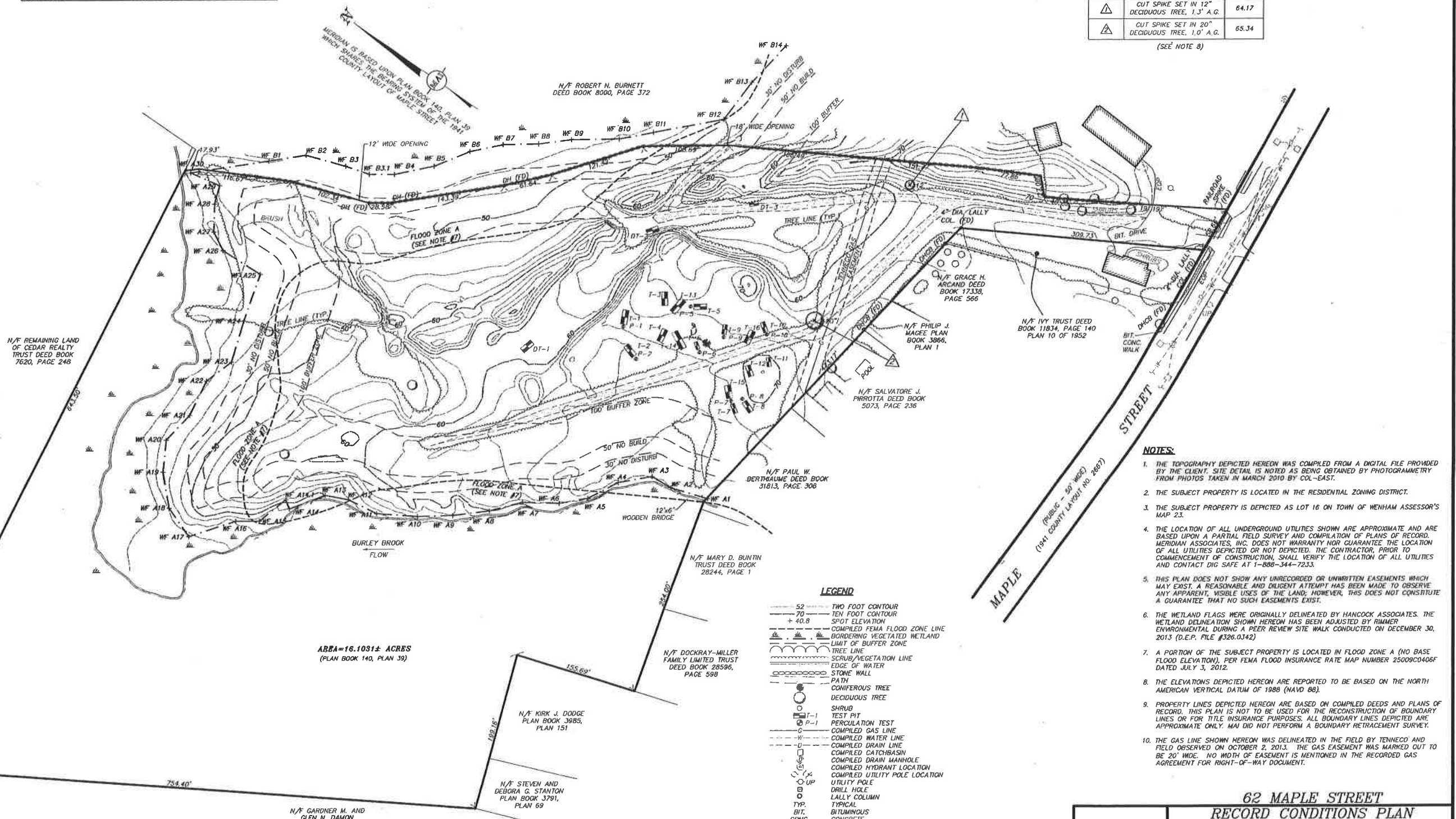
LOCUS MAP
(NOT TO SCALE)

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN 12" DECIDUOUS TREE, 1.3' A.G.	64.17
2	CUT SPIKE SET IN 20" DECIDUOUS TREE, 1.0' A.G.	65.34

(SEE NOTE 8)



NOTES:

1. THE TOPOGRAPHY DEPICTED HEREON WAS COMPILED FROM A DIGITAL FILE PROVIDED BY THE CLIENT. SITE DETAIL IS NOTED AS BEING OBTAINED BY PHOTOGRAMMETRY FROM PHOTOS TAKEN IN MARCH 2010 BY COL-EAST.
2. THE SUBJECT PROPERTY IS LOCATED IN THE RESIDENTIAL ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 16 ON TOWN OF WENHAM ASSESSOR'S MAP 23.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE WETLAND FLAGS WERE ORIGINALLY DELINEATED BY HANCOCK ASSOCIATES. THE WETLAND DELINEATION SHOWN HEREON HAS BEEN ADJUSTED BY RUMMER ENVIRONMENTAL DURING A PEER REVIEW SITE WALK CONDUCTED ON DECEMBER 30, 2013 (D.E.P. FILE #326.0342).
7. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE A (NO BASE FLOOD ELEVATION). PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25008C0406F DATED JULY 3, 2012.
8. THE ELEVATIONS DEPICTED HEREON ARE REPORTED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
9. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAM DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
10. THE GAS LINE SHOWN HEREON WAS DELINEATED IN THE FIELD BY TENNECO AND FIELD OBSERVED ON OCTOBER 2, 2013. THE GAS EASEMENT WAS MARKED OUT TO BE 20' WIDE. NO WIDTH OF EASEMENT IS MENTIONED IN THE RECORDED GAS AGREEMENT FOR RIGHT-OF-WAY DOCUMENT.

LEGEND

52	TWO FOOT CONTOUR
70	TEN FOOT CONTOUR
+ 40.8	SPOT ELEVATION
---	COMPILED FEMA FLOOD ZONE LINE
---	BORDERING VEGETATED WETLAND
---	LIMIT OF BUFFER ZONE
---	TREE LINE
---	SCRUB/VEGETATION LINE
---	EDGE OF WATER
---	STONE WALL
---	PATH
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	SHRUB
○	TEST PIT
○	PERCUSSION TEST
○	COMPILED GAS LINE
○	COMPILED WATER LINE
○	COMPILED DRAIN LINE
○	COMPILED CATCHBASIN
○	COMPILED DRAIN MANHOLE
○	COMPILED HYDRANT LOCATION
○	COMPILED UTILITY POLE LOCATION
○	UTILITY POLE
○	DRILL HOLE
○	LALLY COLUMN
○	TYP.
○	BIT.
○	CONC.
○	ELEV.
○	A.G.
○	FOUND
○	EDGE OF PAVEMENT
○	WETLAND FLAG
○	DRILL HOLE
○	DRILL HOLE IN CONCRETE BOUND
○	DIA
○	COLUMN
○	UTILITY POLE WITH LIGHT

RECORD OWNER:

CEDAR REALTY TRUST
62 MAPLE STREET
WENHAM, MASSACHUSETTS 01984
- DEED BOOK 7620, PAGE 248 *

* DENOTES DOCUMENTS RECORDED AT THE
SOUTHERN ESSEX REGISTRY OF DEEDS.

REFERENCES:

DEED BOOK 7620, PAGE 248
DEED BOOK 2945, PAGE 3
(GAS RIGHT-OF-WAY)
PLAN BOOK 140, PLAN 39
PLAN BOOK 3793, PLAN 349
PLAN BOOK 72, PLAN 43
PLAN 715A OF 1918

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5652-REC

62 MAPLE STREET

RECORD CONDITIONS PLAN
(TO ACCOMPANY A COMPREHENSIVE PERMIT APPLICATION)
LOCATED IN
WENHAM, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
MAPLE WOODS HOUSING, LLC
SCALE: 1"= 60' DATE: OCTOBER 7, 2014

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7000
WWW.MERIDIANASSOCIATES.COM

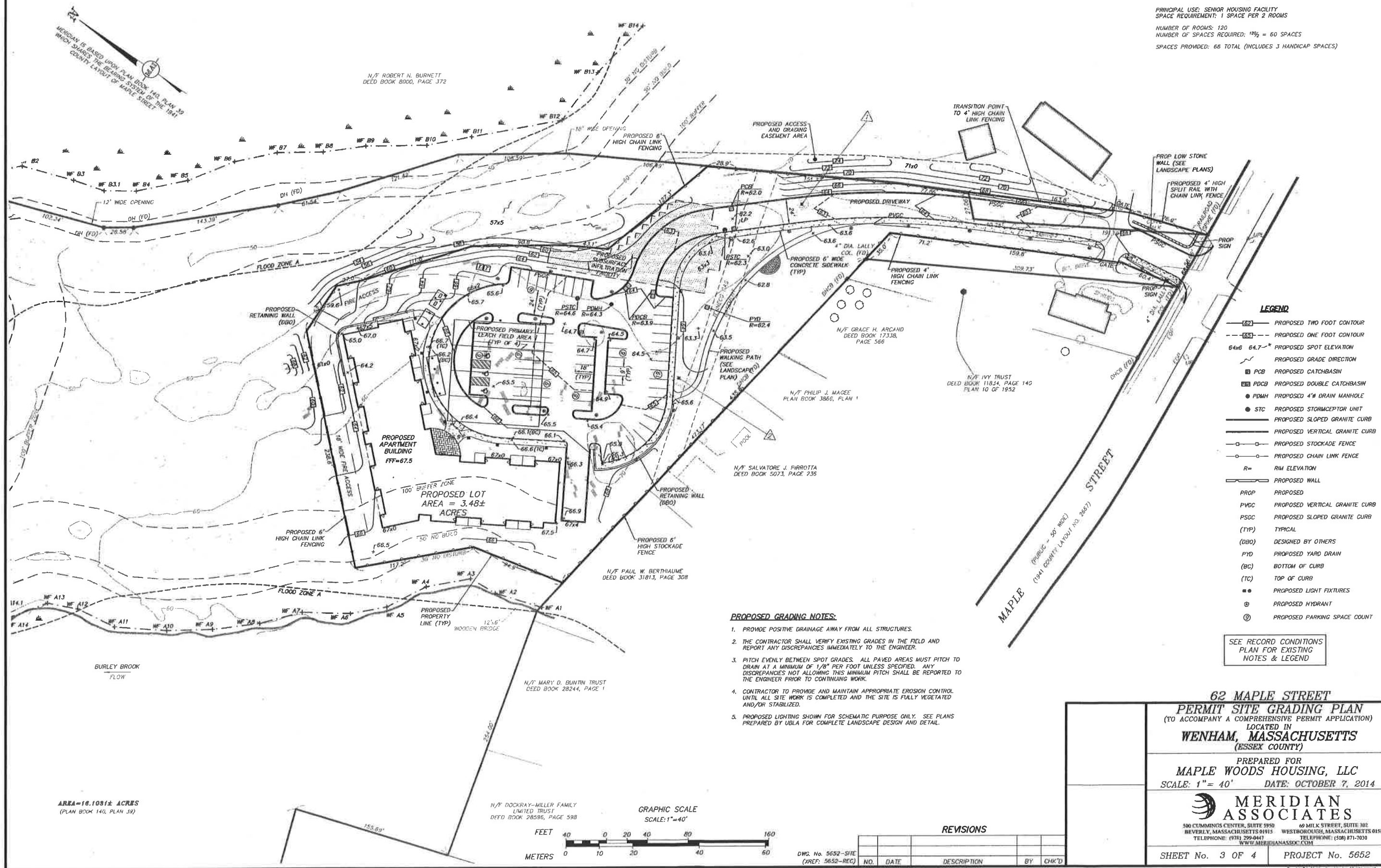
SHEET No. 2 OF 4

PROJECT No. 5652

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PARKING TABLE

PRINCIPAL USE: SENIOR HOUSING FACILITY
 SPACE REQUIREMENT: 1 SPACE PER 2 ROOMS
 NUMBER OF ROOMS: 120
 NUMBER OF SPACES REQUIRED: $120 \div 2 = 60$ SPACES
 SPACES PROVIDED: 66 TOTAL (INCLUDES 3 HANDICAP SPACES)



LEGEND

- 62 — PROPOSED TWO FOOT CONTOUR
- 64.7 --- PROPOSED ONE FOOT CONTOUR
- 64x6 64.7 — PROPOSED SPOT ELEVATION
- PROPOSED GRADE DIRECTION
- PCB PROPOSED CATCHBASIN
- PDCB PROPOSED DOUBLE CATCHBASIN
- PDMH PROPOSED 4" DRAIN MANHOLE
- STC PROPOSED STORMCEPTOR UNIT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED STOCKADE FENCE
- PROPOSED CHAIN LINK FENCE
- R= RIM ELEVATION
- PROPOSED WALL
- PROP PROPOSED
- PVGC PROPOSED VERTICAL GRANITE CURB
- PSGC PROPOSED SLOPED GRANITE CURB
- (TYP) TYPICAL
- (DBO) DESIGNED BY OTHERS
- PYD PROPOSED YARD DRAIN
- (BC) BOTTOM OF CURB
- (TC) TOP OF CURB
- PROPOSED LIGHT FIXTURES
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED PARKING SPACE COUNT

SEE RECORD CONDITIONS
 PLAN FOR EXISTING
 NOTES & LEGEND

PROPOSED GRADING NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
4. CONTRACTOR TO PROVIDE AND MAINTAIN APPROPRIATE EROSION CONTROL UNTIL ALL SITE WORK IS COMPLETED AND THE SITE IS FULLY VEGETATED AND/OR STABILIZED.
5. PROPOSED LIGHTING SHOWN FOR SCHEMATIC PURPOSE ONLY. SEE PLANS PREPARED BY UBLA FOR COMPLETE LANDSCAPE DESIGN AND DETAIL.

62 MAPLE STREET

PERMIT SITE GRADING PLAN
 (TO ACCOMPANY A COMPREHENSIVE PERMIT APPLICATION)
 LOCATED IN
WENHAM, MASSACHUSETTS
 (ESSEX COUNTY)

PREPARED FOR
MAPLE WOODS HOUSING, LLC
 SCALE: 1" = 40' DATE: OCTOBER 7, 2014

MERIDIAN ASSOCIATES

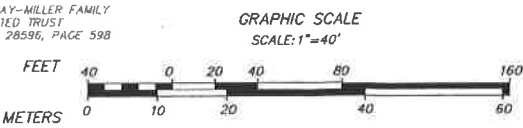
500 CUMMINGS CENTER, SUITE 5950 60 MILK STREET, SUITE 302
 BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-4441 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 4 PROJECT No. 5652

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5652-SITE
 (XREF: 5652-REC)



AREA=10.1031± ACRES
 (PLAN BOOK 140, PLAN 39)

N/F DOCKRAY-MILLER FAMILY
 LIMITED TRUST
 DEED BOOK 28596, PAGE 598

N/F MARY D. BUNTON TRUST
 DEED BOOK 28244, PAGE 1

N/F PAUL W. BERTHALME
 DEED BOOK 31813, PAGE 308

N/F SALVATORE J. PIRROTTA
 DEED BOOK 5073, PAGE 236

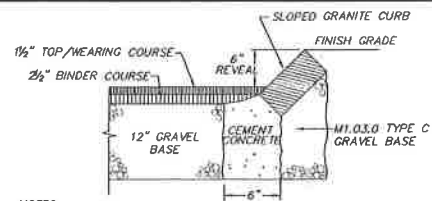
N/F PHILIP J. MAGEE
 PLAN BOOK 3860, PLAN 1

N/F IVY TRUST
 DEED BOOK 11834, PAGE 140
 PLAN 10 OF 1952

N/F GRACE H. ARCANO
 DEED BOOK 17338, PAGE 366

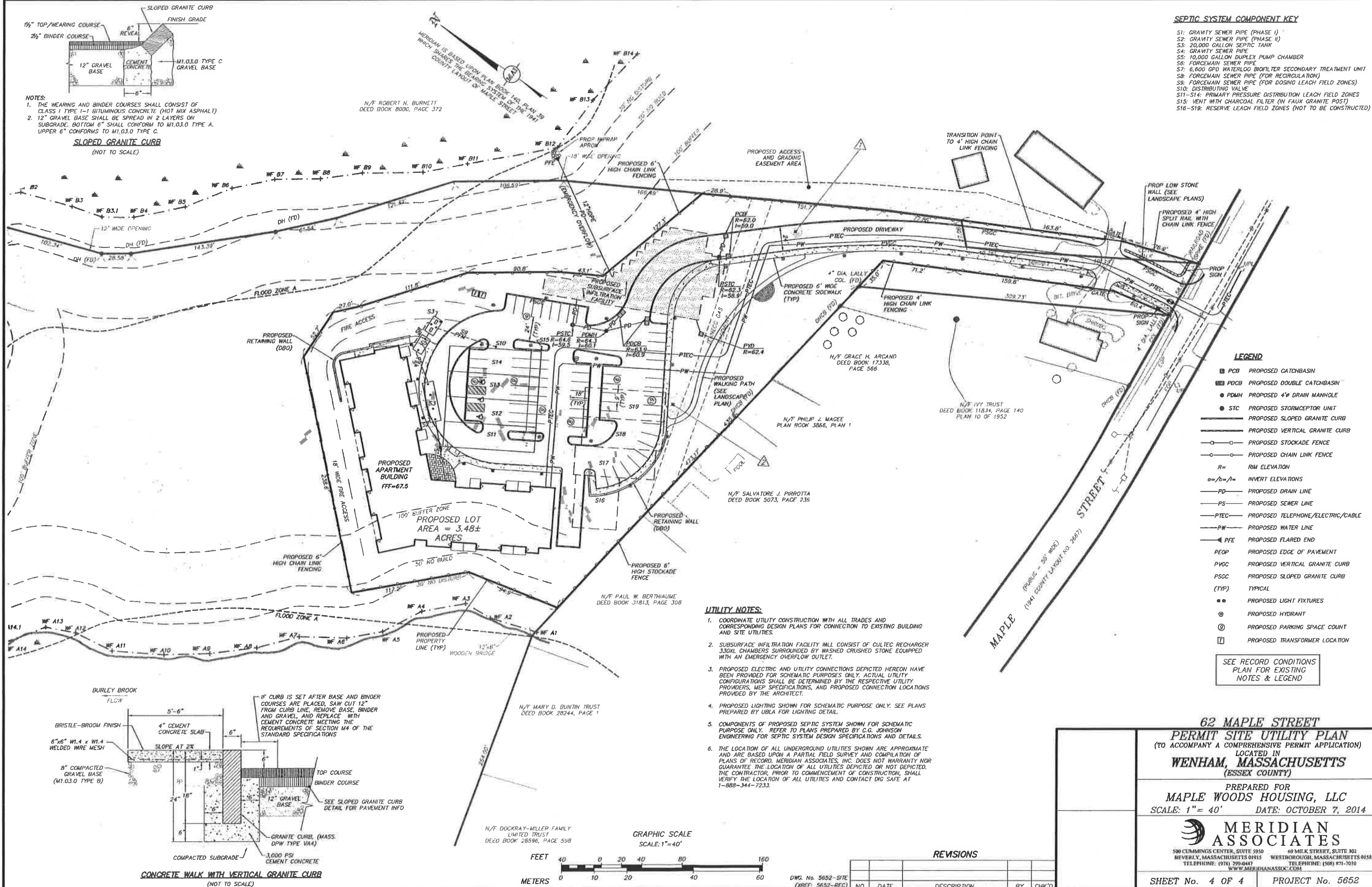
N/F ROBERT N. BURNETT
 DEED BOOK 8000, PAGE 372

MERIDIAN IS BASED UPON PLAN BOOK 140, PLAN 39
 WHICH SHOWS THE BEARING SYSTEM OF THE 1941
 COUNTY LAYOUT OF MAPLE STREET



- NOTES:
1. THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS 1 TYPE 1-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)
 2. 12" GRAVEL BASE SHALL BE SPREAD IN 2 LAYERS ON SUBGRADE. BOTTOM 6" SHALL CONFORM TO M1.03.0 TYPE A. UPPER 6" CONFORMS TO M1.03.0 TYPE C.

SLOPED GRANITE CURB
(NOT TO SCALE)



SEPTIC SYSTEM COMPONENT KEY

- S1: GRAVITY SEWER PIPE (PHASE I)
- S2: GRAVITY SEWER PIPE (PHASE II)
- S3: 20,000 GALLON SEPTIC TANK
- S4: GRAVITY SEWER PIPE
- S5: 10,000 GALLON DUPLEX PUMP CHAMBER
- S6: FORCEMAIN SEWER PIPE
- S7: 6,000 GPD WATERLOG BIOFILTER SECONDARY TREATMENT UNIT
- S8: FORCEMAIN SEWER PIPE (FOR RECIRCULATION)
- S9: FORCEMAIN SEWER PIPE (FOR DOSING LEACH FIELD ZONES)
- S10: DISTRIBUTING VALVE
- S11-S14: PRIMARY PRESSURE DISTRIBUTION LEACH FIELD ZONES
- S15: VENT WITH CHARCOAL FILTER (IN FAUX GRANITE POST)
- S16-S19: RESERVE LEACH FIELD ZONES (NOT TO BE CONSTRUCTED)

LEGEND

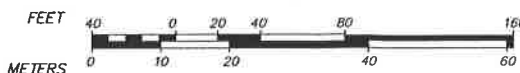
- PCB PROPOSED CATCHBASIN
- PCDB PROPOSED DOUBLE CATCHBASIN
- PMH PROPOSED 4" DRAIN MANHOLE
- STC PROPOSED STORMCEPTOR UNIT
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- PROPOSED VERTICAL GRANITE CURB
- PROPOSED STOCKADE FENCE
- PROPOSED CHAIN LINK FENCE
- R= RIM ELEVATION
- a= b= / = INVERT ELEVATIONS
- PD PROPOSED DRAIN LINE
- PS PROPOSED SEWER LINE
- PTEC PROPOSED TELEPHONE/ELECTRIC/CABLE
- PW PROPOSED WATER LINE
- PFE PROPOSED FLARED END
- PEOP PROPOSED EDGE OF PAVEMENT
- PVGC PROPOSED VERTICAL GRANITE CURB
- PSGC PROPOSED SLOPED GRANITE CURB
- (TYP) TYPICAL
- PROPOSED LIGHT FIXTURES
- PROPOSED HYDRANT
- PROPOSED PARKING SPACE COUNT
- PROPOSED TRANSFORMER LOCATION

SEE RECORD CONDITIONS
PLAN FOR EXISTING
NOTES & LEGEND

UTILITY NOTES:

1. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
2. SUBSURFACE INFILTRATION FACILITY WILL CONSIST OF CULTEC RECHARGER 330XL CHAMBERS SURROUNDED BY WASHED CRUSHED STONE EQUIPPED WITH AN EMERGENCY OVERFLOW OUTLET.
3. PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HEREON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSES ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY THE RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS, AND PROPOSED CONNECTION LOCATIONS PROVIDED BY THE ARCHITECT.
4. PROPOSED LIGHTING SHOWN FOR SCHEMATIC PURPOSE ONLY. SEE PLANS PREPARED BY UBLA FOR LIGHTING DETAIL.
5. COMPONENTS OF PROPOSED SEPTIC SYSTEM SHOWN FOR SCHEMATIC PURPOSE ONLY. REFER TO PLANS PREPARED BY C.G. JOHNSON ENGINEERING FOR SEPTIC SYSTEM DESIGN SPECIFICATIONS AND DETAILS.
6. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.

GRAPHIC SCALE
SCALE: 1"=40'



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PERMIT SITE UTILITY PLAN
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(ESSEX COUNTY)

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SCALE: 1"= 40' DATE: OCTOBER 7, 2014

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SHEET No. 4 OF 4

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